

Notes from meeting with Tyler Machia Town of Richmond Zoning Administrative Officer
9/15/2023. ACFC members present: Melissa Wolaver and Ian Stokes

History: ACF and DRB: June 10 2020 decision that we applied for a waiver variance for frontage set back for parking: Granted. Says we shall not need to return to DRB except when Zoning Administrator considers it necessary. Our usage as a recreational facility was approved at the same time as the set back.

We will need to:

- 1) Submit a site plan to Tyler and the DRB. We may need permits for building in certain instances such as structures.
- 2) **Regulations we need to be aware of: Section 5.2.51. Slope of 20% or more must meet zoning. We will be required to submit engineered plans for slopes over 20%. We will not be permitted to build on slopes greater than 35%. It does not matter if the trail has switchbacks, it is the actual slope that the regulation considers.**
- 3) We will not be required to have an engineer involved for the trails we already have built.
- 4) We may need to break our trail building project into phases.
- 5) We may be required to have an engineer to design erosion control; and most probably for slopes greater than 20%.
- 6) Building trail by hand is still considered development. Any trail built even without structures such as bridges is still considered "development". Tyler is checking on 900' building rule.

Step 1:

The first step for ACFC is to procure a **professionally done** site plan. An engineer or land surveyor must make this plan and must review all town regulations that apply. The site plan must show a map(s) of all existing skid roads and logging roads, VAST trail, existing hiking trails, farm roads, current connections to other properties and wells. It also must show slope and abutting names of property owners, deer wintering areas, and all ecologically sensitive areas, existing features, and deed restrictions. Must be done in consultation with Conservation Easement and VLT.

This step should precede the presentation of the updated CMP to the VLT and the Selectboard, as trail routes may need to change.

Tyler is available to help us with this process and will attend an ACFC meeting in the future.

